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## Countryside House for sale in Pyrénées-Atlantiques

**Nousty** , **Pyrénées-Atlantiques** , **Nouvelle Aquitaine**



# €335,000

inc. of agency fees

**4 Beds**      **140 sqm**      **0.1 ha**

Located between Pau and Tarbes, this nice house (140 m<sup>2</sup>) from 1989 faces south-east. Spread over two levels, you'll find a big living...

### At a Glance

**Reference** MFH-ADF1626657  
**Bed** 4  
**Land** 0.1 ha

**Near to** Nousty  
**Pool** Yes

**Price** €335,000  
**Hab.Space** 140 sqm  
**Land Tax** N/A

### Property Description

Located between Pau and Tarbes, this nice house (140 m<sup>2</sup>) from 1989 faces south-east. Spread over two levels, you'll find a big living room with an open-plan kitchen, 4 bedrooms, a bathroom, a shower-room, 2 toilets, 2 garages (the 2nd is recent and could be converted into an 80 m<sup>2</sup> dwelling) and a pergola. The garden has fruit trees and an above-ground swimming pool.

You're going to be charmed by its beautiful features and its situation in a much sought-after neighbourhood!

There are two entrances: one from the patio door in the main room and the second on the north side giving onto the garden.

The living area, with its equipped and modern kitchen, has a programmable pellet-burning heater (2 yr old). Thanks to a good insulation, you'll save lots on heating. The floor is tiled.

A hallway leads to 2 bedrooms with cupboards and to a shower-room with a toilet. From the living room, you can go outside under the pergola that is on the south-east side of the house - ideal for family meals in summer.

From the kitchen, you can reach the garage that is currently used as a pantry/laundry room, very practical in everyday life. The second garage (2019) measures 80 m<sup>2</sup> and has a wide 5m door. It has inlets/outlets and could easily be converted into another living space.

A lovely wooden staircase leads upstairs to a spacious landing consisting of a space for relaxing and library. There are 2 more bedrooms, one with lovely views of the Pyrenees and the church. There is also a bathroom and a toilet on this floor. The parquet and wooden beams give this space character, being both cosy and welcoming.

Renovated with quality materials (floors, walls and meticulously decorated) and modern technology, such as 9kWh solar panels for self-use with a battery and a recharge socket for your electric vehicles.

The roof is recent (2022) and has very good thermal insulation.

Double glazing (Kline 2019) with automatic roller shutters.

Air-conditioning system (Fujitsu Atlantic 14 years).

Automatic front gate.

Outside, you'll enjoy the above-ground swimming pool (salt treated). A beautiful pergola lines the south side of the house. The garden is lovely, planted with fruit trees (fig and kiwi).

The roof structure is traditional.

The insulation has been replaced and reinforced.

Heating via a reversible air-conditioning system, in addition to a high-performance and programmable pellet-burning heater.

Electricity is provided by solar panels with a storage battery.

Connected to mains drainage.

The garden is entirely fenced in.

Quietly situated in a sought-after neighbourhood of a lovely small town; near businesses and conveniences; school, activity centre and school bus; between Tarbes and Pau; near the motorway and a bus stop; 1 hr 55

min from the airport in Toulouse; 1 hr from ski resorts; 1 hr 25 min from Biarritz.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€335,000

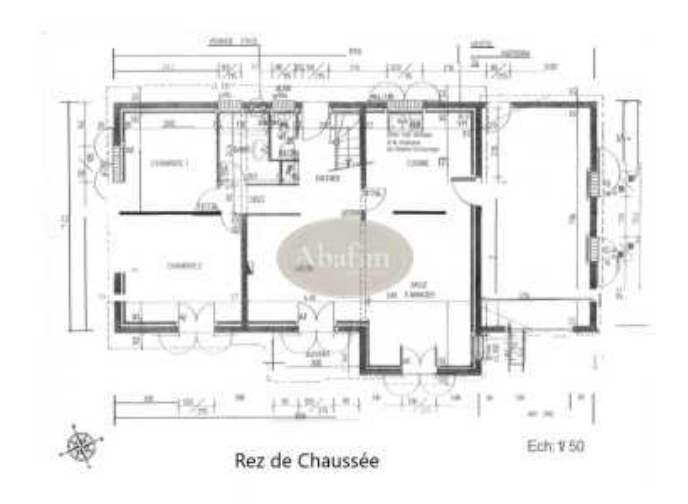
## Key Information

Internal Area:	140 sqm
Land Area:	0.1 ha
Swimming Pool?	Yes

## Location: Nouvelle Aquitaine



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